

Mary Gissing
40A Lincoln Avenue

Bognor Regis
West Sussex
PO21 3EW

Your Ref: OWPC26436

Our Ref: P/24/20/RES 06-03-2020

Please ask for:
Raymond Cole

20th April 2020

Dear Sir/Madam

The Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6

Approval of Reserved Matters pursuant to condition 1 (Reserved Matters details), condition 6 (Design Code Masterplan) and condition 7 (landscaping and layout details) following the approval of Outline planning permission P/134/16/OUT for the erection of 280 dwellings, (including affordable homes), replacement scout hut & Ambulance Community Response Post Facility; provision of a primary vehicular access from Sefter Road; demolition of No. 80 Rose Green Road & creation of a pedestrian & emergency only access; provision of Public Open Spaces including associated children's play areas, landscaping, drainage & earthworks. This application also lies within the parish of Aldwick. This site falls within the Pagham North SD2, CIL Zone 1 (Zero Rated).

Land North of Sefter Road & 80 Rose Green Road Pagham

Thank you for your internet representation made on 18th April 2020 which has been recorded as '**an objection**' with the comments as follows:

I am writing to strongly object to the Sefter Road planning application by Taylor Wimpey. Sefter Road site being prime agricultural land. I live in Lincoln Avenue backing onto the site. On the day I moved into my bungalow (2012) the area was flooded. Since then the flooding on this field has become worse each year. This year the flooding was not just behind Gills Flowers/the Coop in Rose Green as stated by Taylor Wimpey but past my property causing my garden to flood - a further 150 yards! Are Taylor Wimpey aware of the number of Swans (a protected species) that were a regular sight on the "Sefter Lake", having counted in excess of 45 at any one time? Photographic evidence can be supplied. The flooding has caused a further problem of rats finding alternative nesting sites. Two of which have died under my bedroom floor causing considerable stench and inconvenience, also causing my son to enter my bungalow to remove floorboards and dead rats and then again to replace floorboards during the Covid-19 lockdown.

The proposals by Taylor Wimpey mitigating the flooding into the Rife is in my opinion inadequate, this can be seen by the issues relating to flooding in the area generally. I am concerned that these proposals will lead to further problems generally and also to the existing neighbourhood. I further note that Southern Water confirm the Rife will fail its chemical status for at least 10 years, thus again putting more pressure on the existing neighbourhood. This is unfair to the existing residents and general area and wildlife and Taylor Wimpey should NOT be allowed to continue with this development as it is detrimental to the existing area/properties.

In addition the highways are in themselves in a bad state of repair with many pot holes, cracking tarmac and edges dropping into ditches which are hazardous. These roads are NOT substantial enough to take the existing traffic let alone the numerous amount of additional cars etc which would be as a result of this development going ahead. In cases of new developments the road infrastructure must be taken into account. I do not believe that the local roads around this development can be altered in a way to support this development safely and would argue that the issue relating to the road infrastructure as

part of the planning application for this development has been dealt with in an acceptable manner. I also feel that Taylor Wimpey have no consideration for the current Covid-19 crisis in their timing of this matter.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning